

# **RIOLO VINEYARD SPECIFIC PLAN MASON TRAILS**

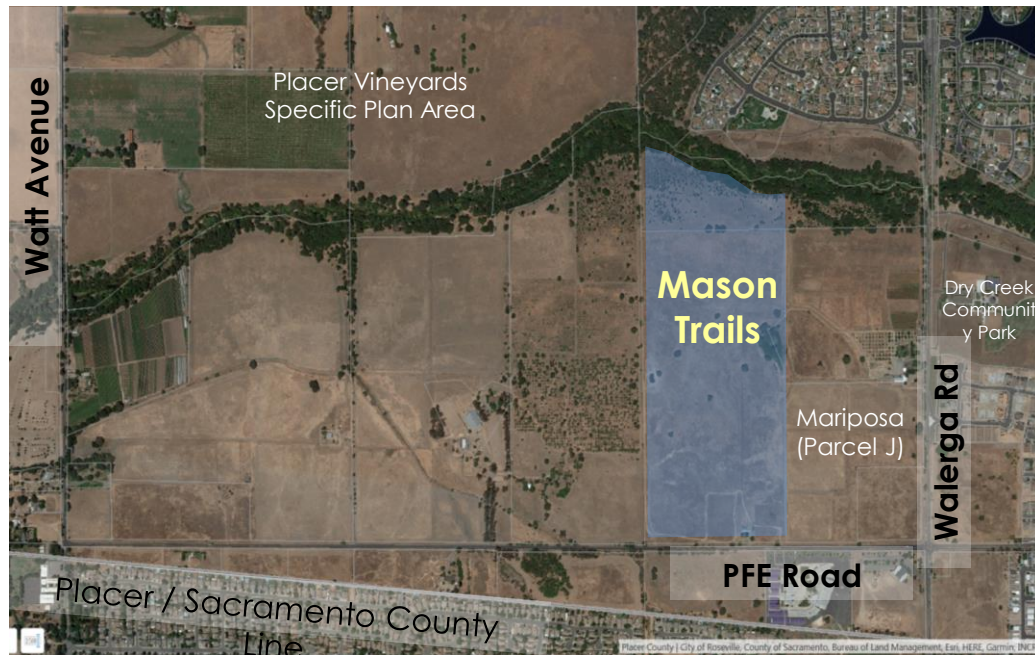
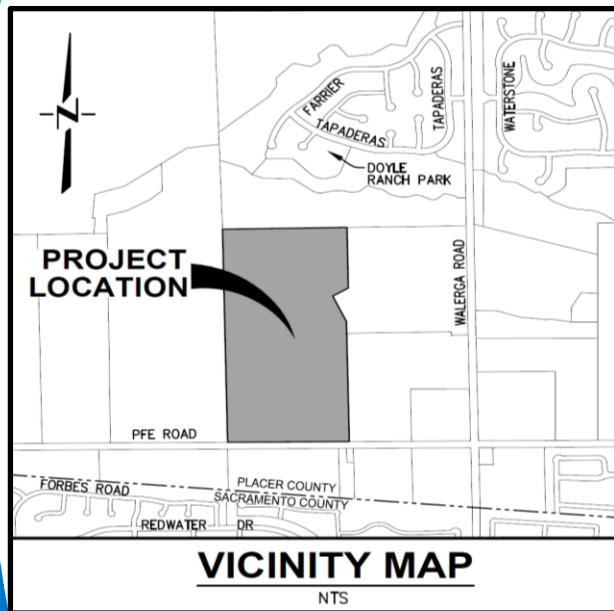
**REZONE  
DEVELOPMENT AGREEMENT  
ADMINISTRATIVE MODIFICATION  
TENTATIVE SUBDIVISION MAP**

**(PLN19-00077)**

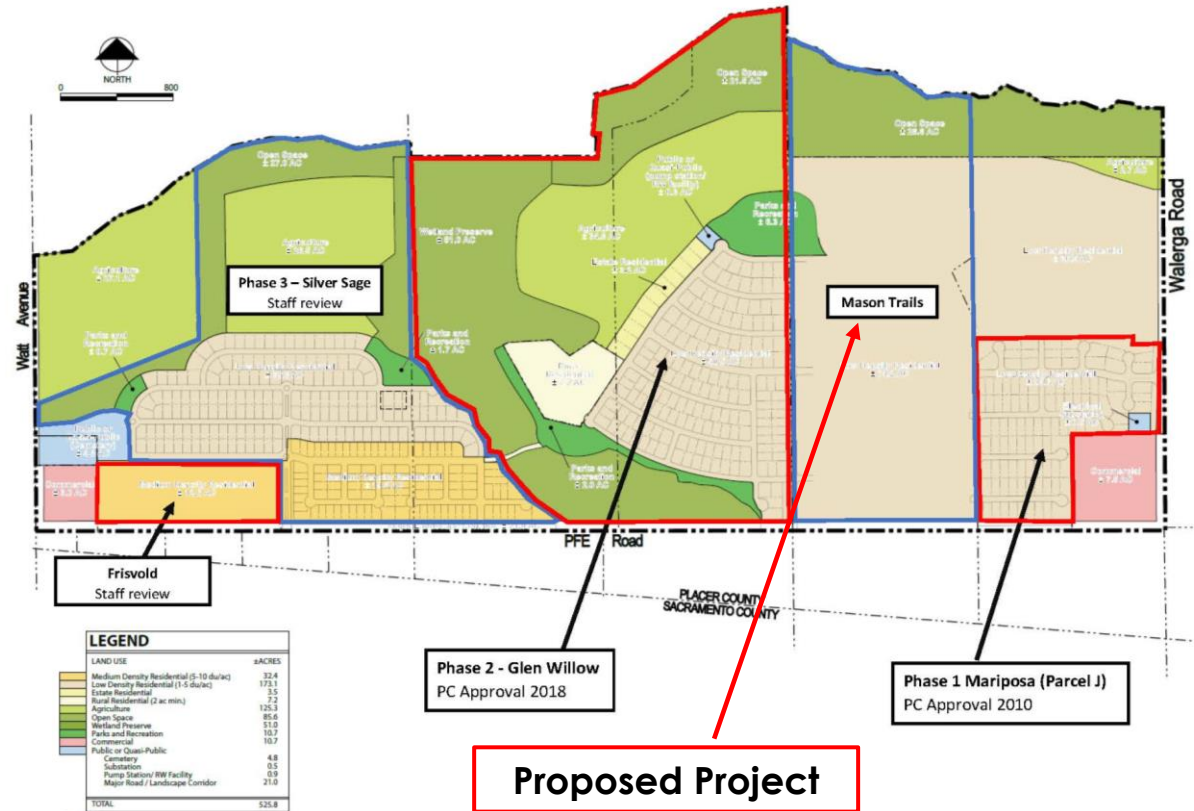
**Planning Staff: Nick Trifiro**



# Vicinity / Aerial Map



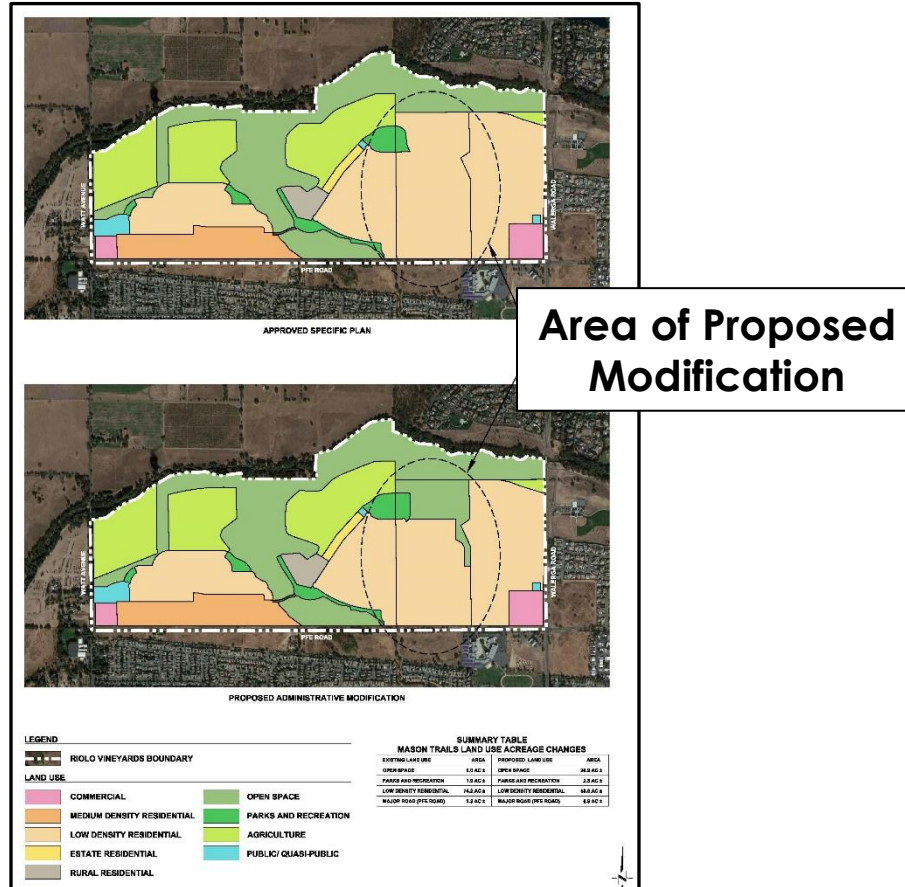
# Riolo Vineyard Specific Plan



## 4



# Administrative Modification





[illegible]

78.4 acres

## 170 LDR (Low Density Residential) lots

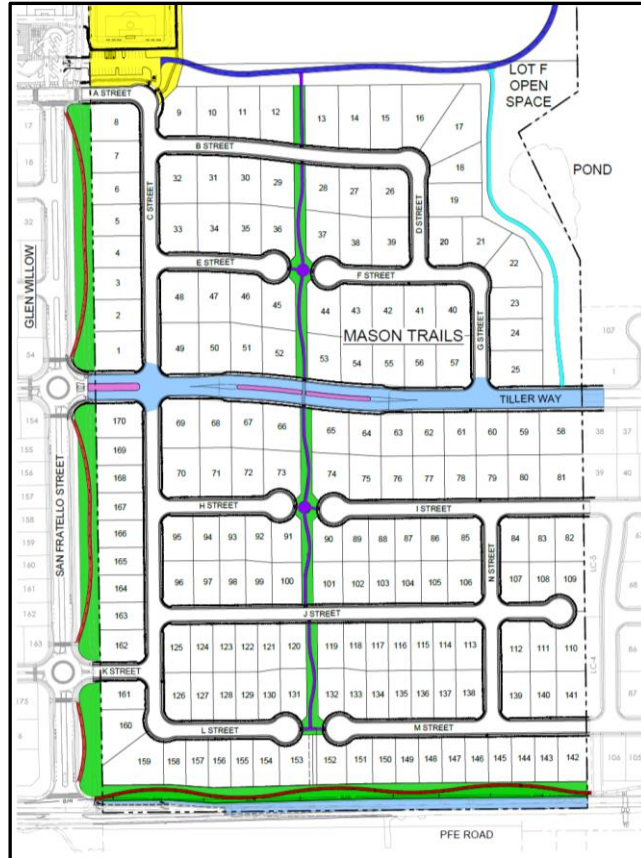
7,400 to 21,000 square feet

## Other Onsite Amenities

- Park Expansion (2.8 ac)
- 2 Open Space lots (20.9 acres)
- 5 landscaped lots
- Retain existing pond
- Trails

LOT(S)	PROPOSED ZONING	PROPOSED LAND USE	ACRES (GROSS)
1-170	SPL-RVSP-LDR	LOW DENSITY RESIDENTIAL	51.39
A-D	SPL-RVSP-LDR	LANDSCAPE CORRIDOR	1.22
E	SPL-RVSP-P	PARKS AND RECREATION	2.83
F	SPL-RVSP-O	OPEN SPACE	4.05
G	SPL-RVSP-LDR	LANDSCAPE CORRIDOR	1.19
H	SPL-RVSP-O	OPEN SPACE	16.81
PFE ROAD	SPL-RVSP-LDR	MAJOR ROAD	0.92

# Mason Trails Circulation Plan



# Development Agreement

- **Term**
  - 20 years effective upon property acquisition
- **Fees** (Developer to pay certain fees including):
  - Sewer service system annexation / connection fee
  - County Public Facilities fee
  - Riolo Vineyard Specific Plan fee
- **Affordable Housing**
  - Low/very low- income housing addressed in Affordable Housing Agreement
  - Moderate income Housing through constructing four ADU units or restricted market rate units



# Development Agreement (cont.)

- **Construction of PFE Road Intersection Improvements**
  - PFE / Walerga Road intersection
  
- **Park and Trails Construction**
  - Mason Trails Park 3 portion/Associated trails – 1<sup>st</sup> Phase (Prior to 77<sup>th</sup> building permit)
  - Off-site Glen Willow Lot Z Class 1 trail
  - PFE Road Class I trail

# CEQA Compliance

- Comprehensive Environmental Review Process for the entire Specific Plan
- Mitigation Monitoring and Reporting Program (MMRP)
- CEQA Exemption (CEQA Guidelines Section 15182 and 15183)

# Staff Recommendation

**Staff forwards the Planning Commission's December 10, 2020 recommendation to the Board of Supervisors for approval of the following, based on the findings contained in the RVSP-Mason Trails staff report:**

1. Determine that the proposed project, consisting of the rezone, the administrative modification, the Vesting Tentative Subdivision Map, and the Development Agreement is exempt from CEQA pursuant to CEQA Guidelines sections 15182 and 15183, on the basis that it is consistent with the previously adopted RVSP FEIR, the 2012 Addendum to the FEIR, the 2015 Addendum to the FEIR and the amended 2015 Mitigation Monitoring and Reporting Program;

# Staff Recommendation (cont.)

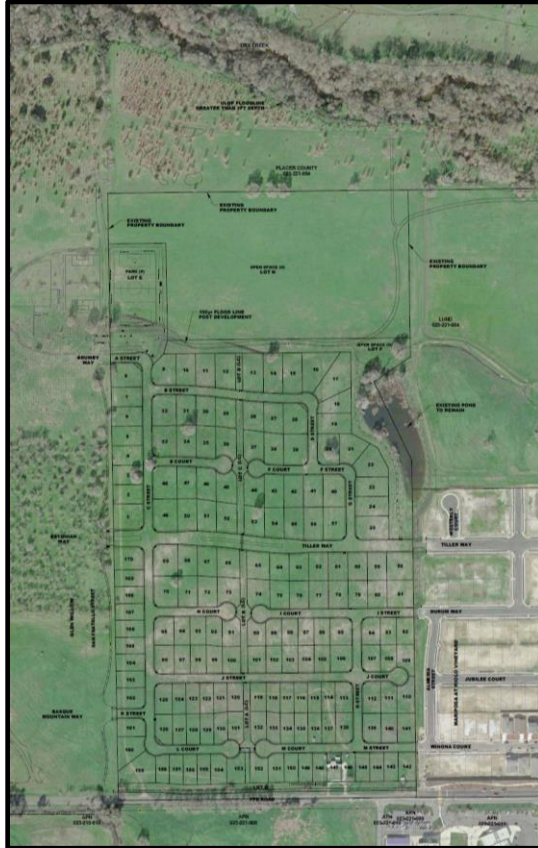
2. Adopt an Ordinance to rezone the Mason Trails Project site as shown in Attachment B to the staff report;
3. Adopt an Ordinance approving the Development Agreement by and between the County of Placer and JEN California 8, LLC, A California Limited Liability Company Relative to the Riolo Vineyard Specific Plan, Mason Trails Subdivision;
4. Approve the Riolo Vineyards Mason Trails property Administrative Modification to change the land use designation for the Lot H area and Lot F from LDR to OS, increase the Park site (Lot E) from 1.9 to 2.8 acres, and retain the existing pond which the approved RVSP indicated would be filled.

# Staff Recommendation (cont.)

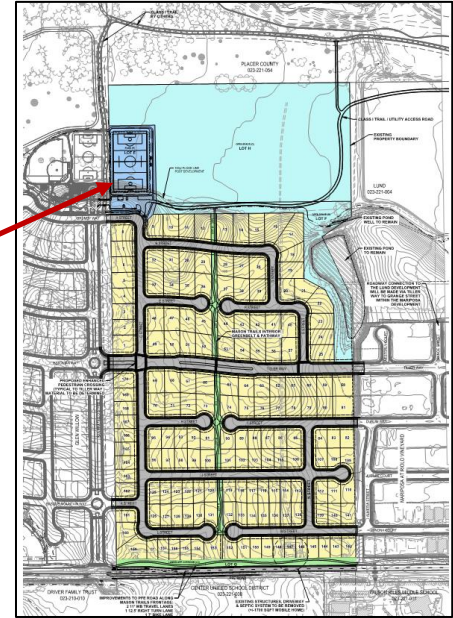
5. Approve the Mason Trails Vesting Tentative Subdivision Map that will create 178 lots including 170 Low Density Residential lots, one Neighborhood Park lot (2.8 acre expansion of Park 3 in Glen Willow subdivision), two Open space lots (20.9 acres), and five landscape corridor lots (2.4 acres) within the previously approved Riolo Vineyard Specific Plan area, subject to the conditions of approval found in Attachment G to the Staff Report.



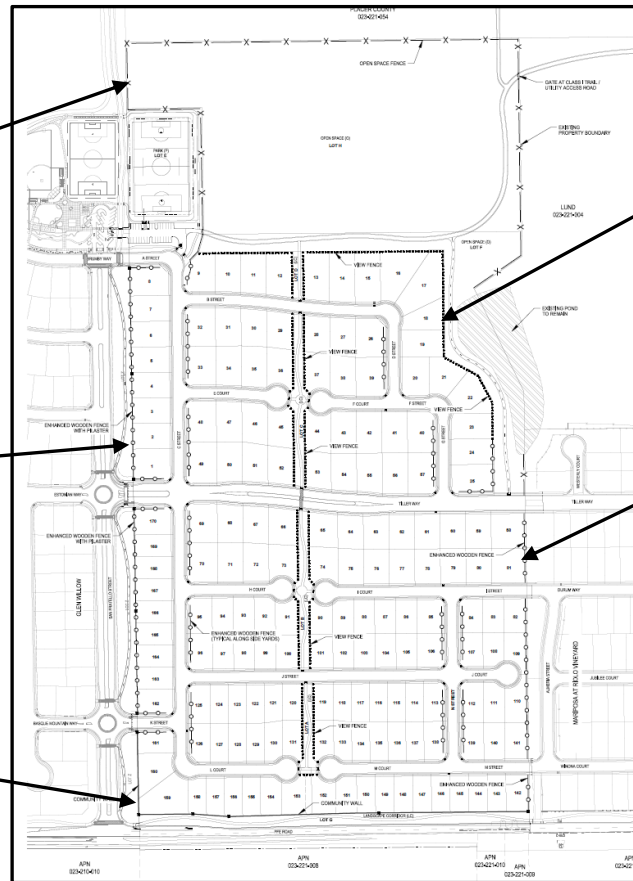
# Mason Trails Aerial Map



# Glen Willow Park Expansion



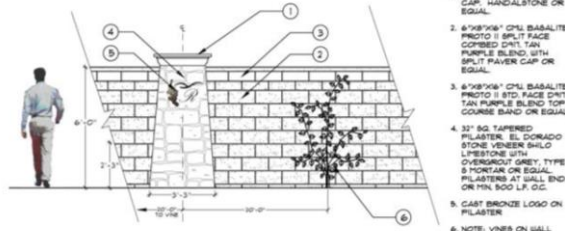
# Fencing Plan



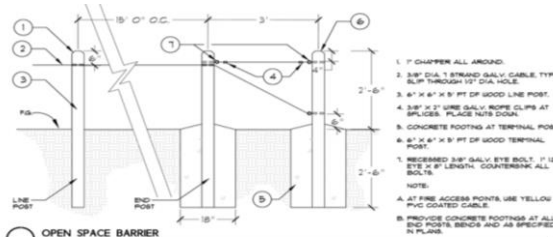
## LEGEND

- OPEN SPACE BARRIER
- ENHANCED FENCE
- AGRICULTURE FENCE
- COMMUNITY WALL OR FENCE
- ENHANCED COMMUNITY WALL OR FENCE
- VIEW FENCE

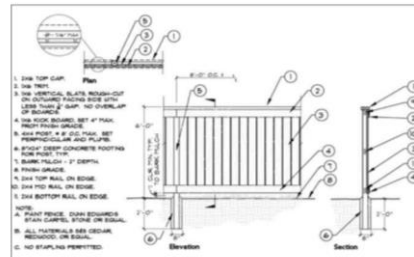
# Walls & Fences



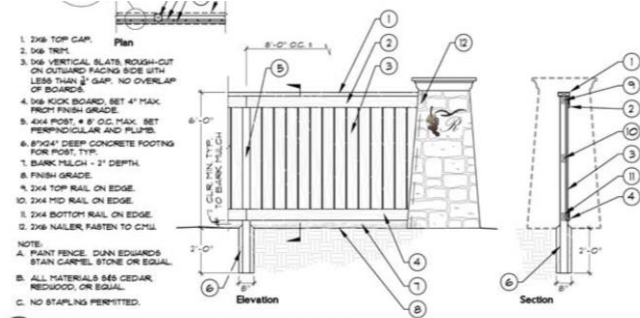
ENHANCED COMMUNITY WALL AND PILASTER



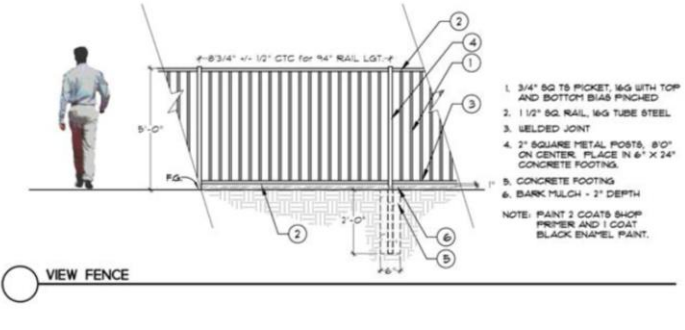
OPEN SPACE BARRIER



H ENHANCED WOOD FENCE



ENHANCED COMMUNITY FENCE AND PILASTER

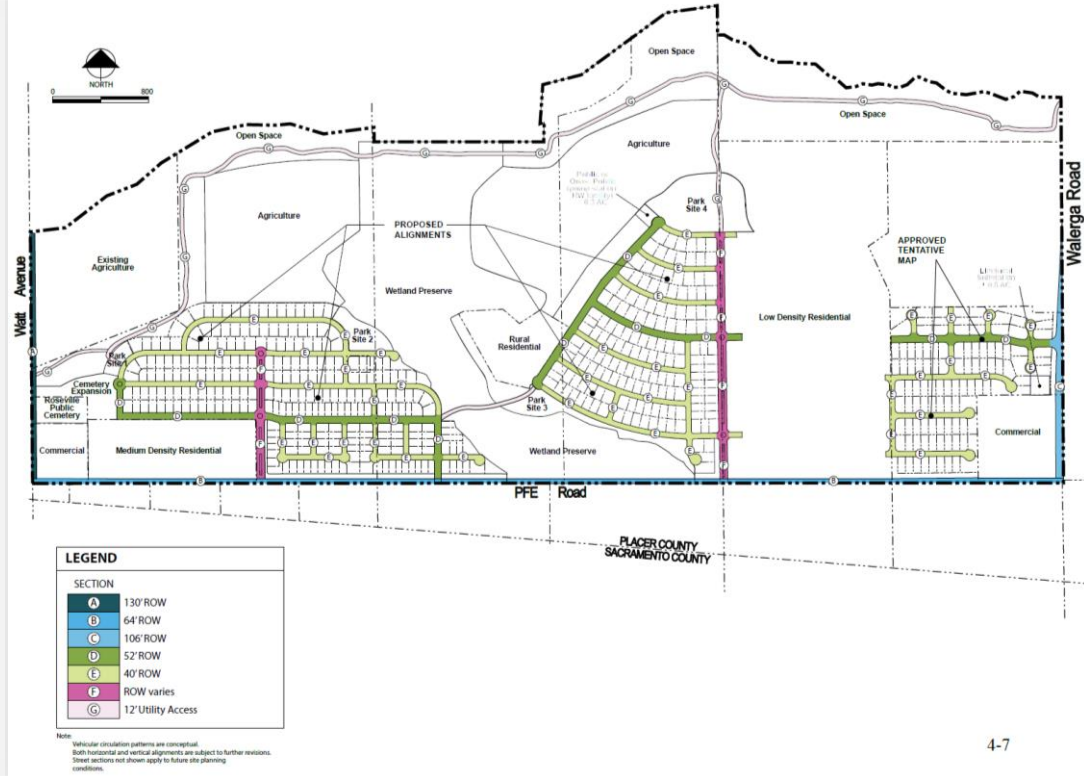


VIEW FENCE



# Major Roadways

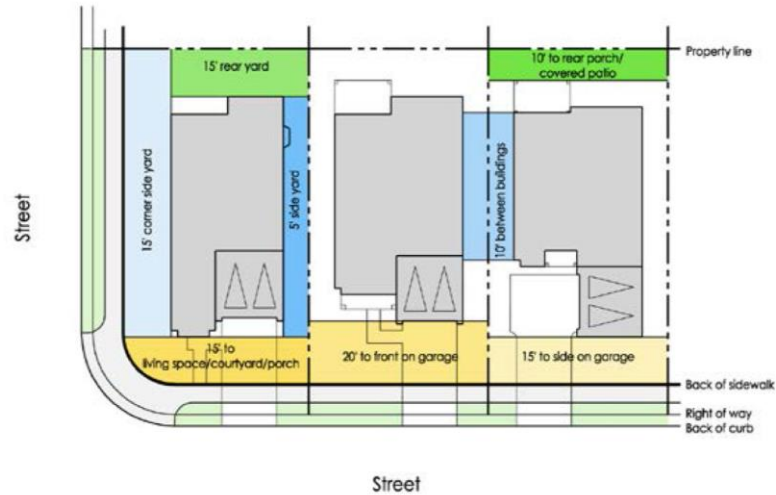
FIGURE 4.1 VEHICULAR CIRCULATION



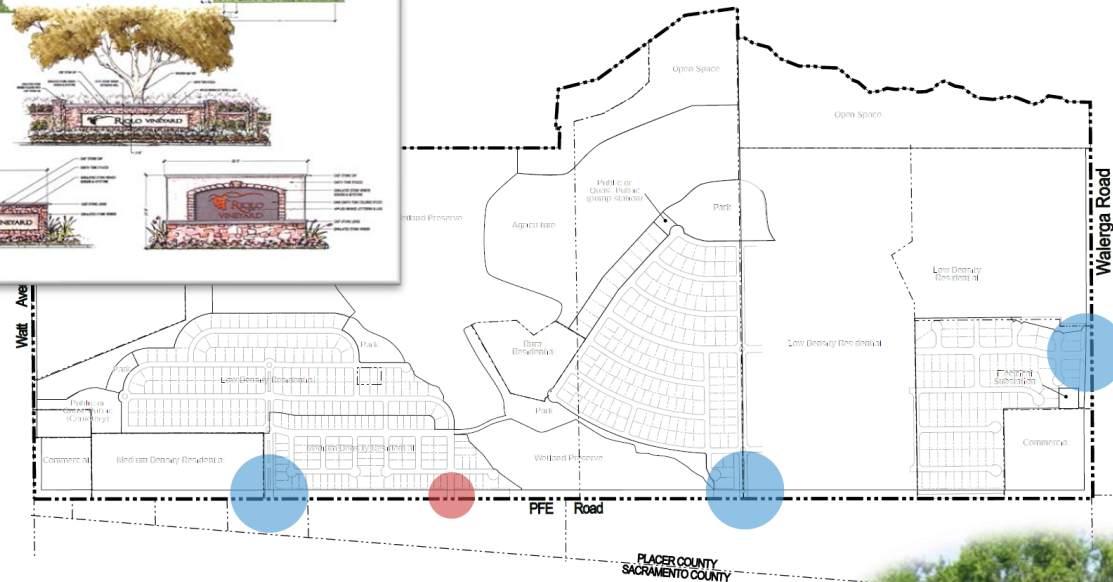
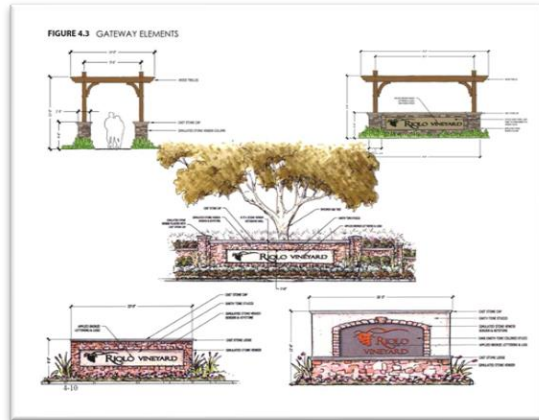


# LDR Lot Design

**FIGURE 2.4** Low Density Residential Setbacks



# Entry Features



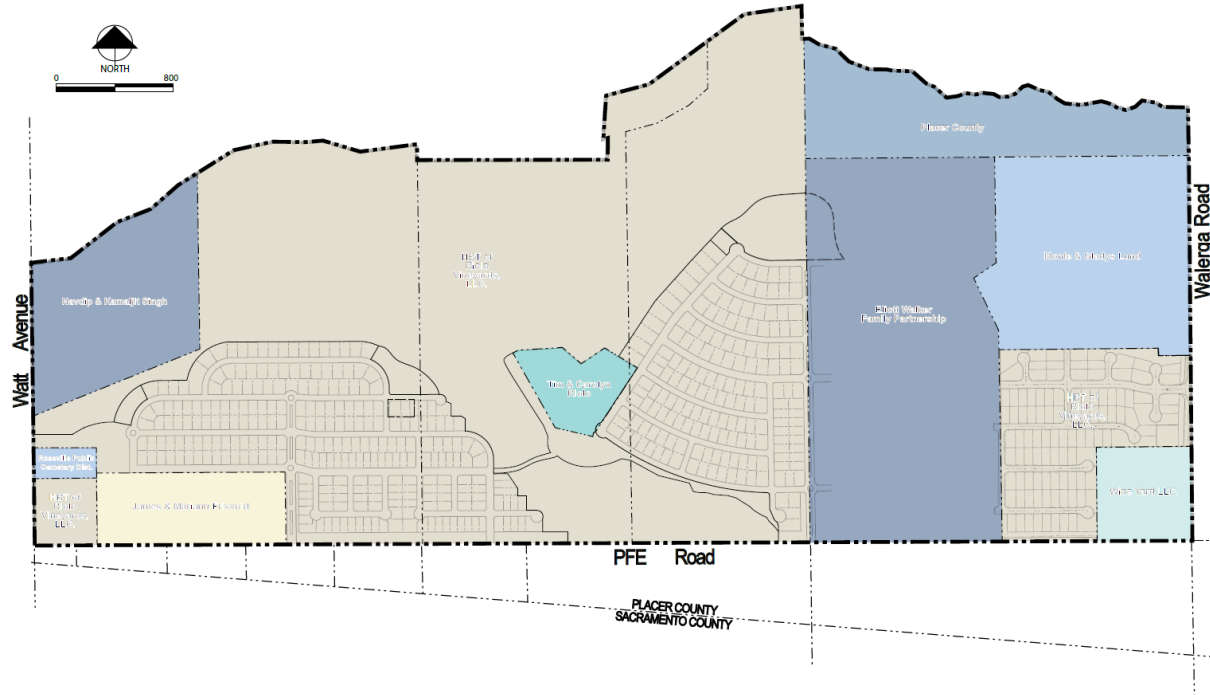
## LEGEND

- Gateway Location
- Non-Gateway Location

4-8



# Property Ownership



# RVSP Bike Paths and Trails

**FIGURE 4.6 PEDESTRIAN, MULTI-PURPOSE & BICYCLE CIRCULATION**

